

PAUL STEVENS ARCHITECTURE LTD

HERITAGE STATEMENT

GREY SHADES, BROADCHALKE



Site Address: Grey Shades, The Causeway, Broadchalke, Salisbury, SP5 5DW

Scheme: Erection of new car port

Date: 08/07/2026

RIBA 
Chartered Practice

Job No. 1187

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INTRODUCTION

This heritage statement relates to the proposed installation of a new car-port structure above the existing driveway at Grey Shades, Broadchalke. The design maintains the current manoeuvring and parking arrangements while introducing a sheltered area over the driveway, in accordance with the client's requirements.

USE

The proposed car port is to provide shelter over the existing driveway for the existing two car parking spaces on the site.

Our design aims to meet our client's requirements whilst retaining the existing access and manoeuvring space on the driveway.

CLIENT BRIEF

The Clients brief includes the following spaces:

There erection of a pitched timber frame car port sheltering the existing two parking spaces located on the property's drive way.

PLANNING CONTEXT

PLANNING HISTORY

Reference: 19/07347/FUL
Date: 26/9/2019
Type: FUL
Description: Proposed Extension

Reference: BR/19/009543/FP
Date: 15/11/2019
Type: Full Building Regulations
Description: Extension to existing building

Reference: BR/19/007587/BN
Date: 28/11/2023
Type: Building Notice
Description: Conversion of store to dwelling



OPENSTREETMAP - NATIONAL LIBRARY OF SCOTLAND

CONTEXT

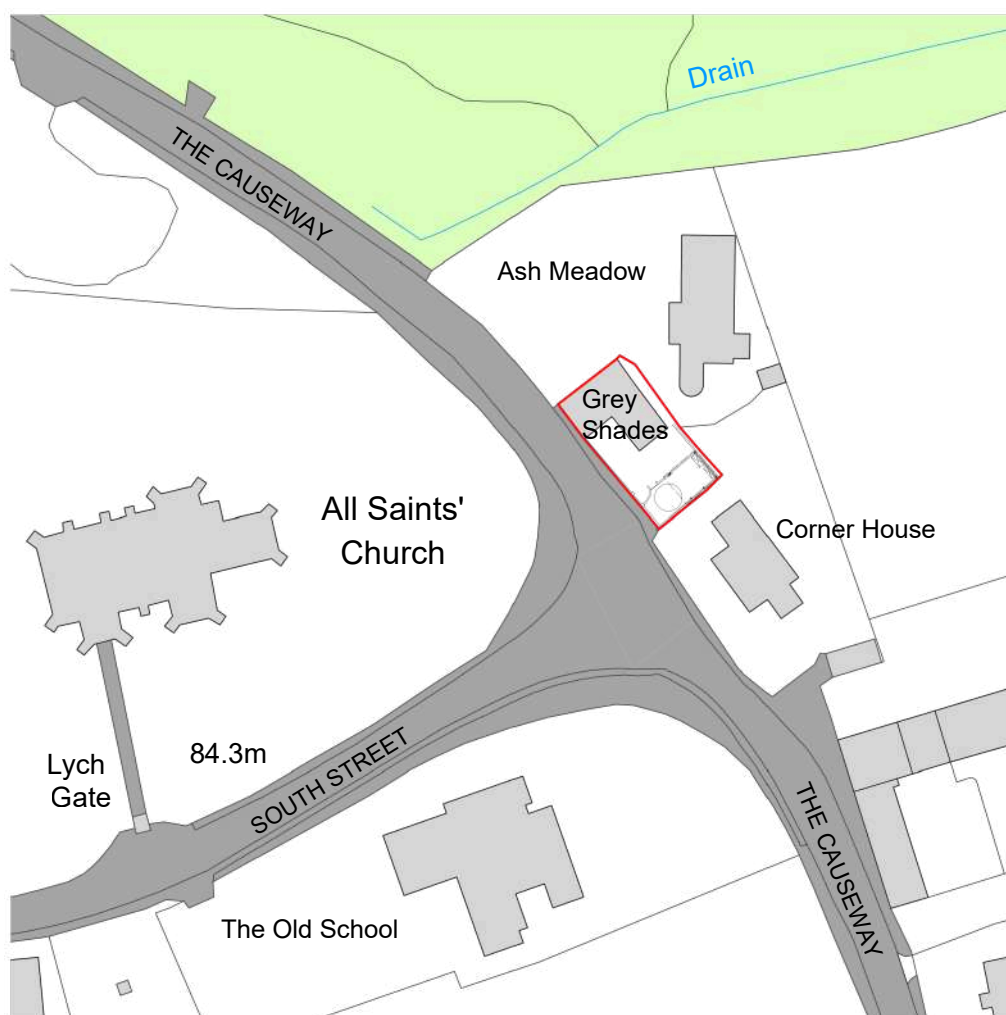
EXISTING SITE

Grey Shades is situated in Broadchalke, Salisbury, positioned along the causeway near its junction with South Street and directly opposite All Saints Church.

The property is a residential bungalow occupying a central village plot, with the site arranged through a combination of hardstanding and low-maintenance landscaping to optimise usability. Its existing material palette comprises clay brick elevations, dark aluminium windows and interlocking concrete roof tiles. Together with the contemporary garden design, these elements give Grey Shades a distinctly modern character in contrast to the more traditional neighbouring buildings.

The area relevant to this application is the property's driveway. The existing arrangement accommodates two vehicles and incorporates a turn-table, allowing parked cars to rotate and exit the site in a forward gear. As a result, the current access has already been designed with consideration for safe manoeuvring when entering and leaving the causeway. This existing feature will be retained to ensure safe manoeuvring continues to be available for this site.

Application Site Boundary



EXISTING SITE WITH SITE BOUNDARY



EXTERNAL VIEW- GOOGLE MAPS



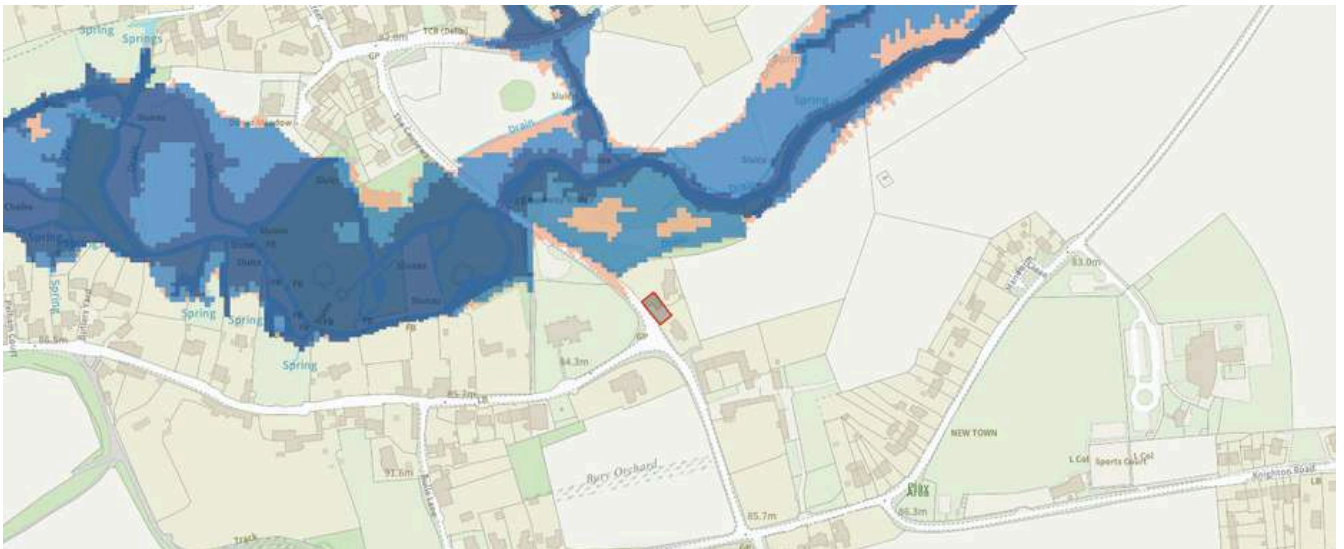
EXTERNAL VIEW - SITE VISIT

FLOODING

Grey Shades lies outside any designated flood risk zone. According to the latest Environment Agency Flood Map for Planning, the area is indicating a very low probability of flooding from rivers and sea or surface water. There are no recorded incidents of flooding on the site nor is there predicted to be. With the introduction of a new car port roof over the drive, it is intended that rainwater run-off will be managed on-site through appropriate rainwater goods and drainage to the existing soakaway system.

VISABILITY

From the causeway, the driveway is highly visible as it opens directly onto the road. Although the site incorporates landscaping and brick boundary walls that provide a degree of screening, the driveway remains clearly perceptible from public viewpoints. The proposed car port will likewise be prominent due to its position over this area; however, its design has been carefully developed to respect the surrounding context. The structure adopts a low roof pitch, ensuring it sits below the ridge height of both the existing bungalow and the neighbouring property. The use of interlocking roof tiles to match the main dwelling further reinforces a sympathetic relationship with the existing built fabric.



RISK OF FLOODING FROM RIVERS OR SEA ENVIROMENTAL AGENCY MAP



RISK OF FLOODING FROM SURFACE WATER ENVIROMENTAL AGENCY MAP

HISTORY & ARCHAEOLOGY

Broadchalke is a Wiltshire village with a long and varied history, evidenced through Saxon archaeological discoveries, 13th-century ecclesiastical architecture, traditional thatched cottages and its association with historic watercress farming. As the village population expanded, the streetscape evolved accordingly: 17th-century timber-framed, stone and flint cottages were subsequently altered and extended throughout the 18th and 19th centuries. In the 20th century, several cottages along South Street, connecting to the causeway at the junction by Grey Shades, were demolished and replaced with modern houses and bungalows.

Grey Shades reflects this phase of incremental development, its bungalow form aligning with the residential typologies introduced during the 20th century. Broadchalke is now a well-established settlement of recognised historic interest, with limited potential for archaeological disturbance. The proposed works comprise the erection of a timber-framed car port over the existing driveway, an area already landscaped and developed. The design has been carefully considered to respect its context and the street-facing appearance of the property.



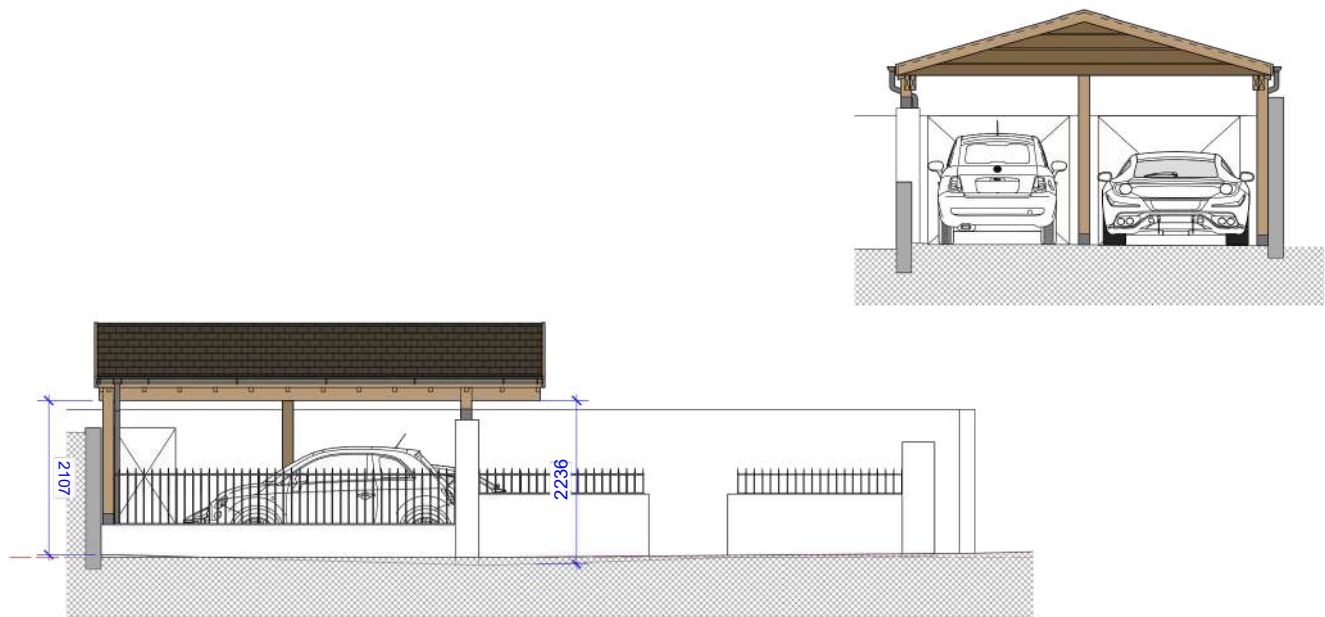
NATIONAL LIBRARY OF SCOTLAND 1887 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND 1961 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND MAPTILER TOPO CURRENT



PROPOSAL

SCOPE

The scheme proposes the construction of a new car port to provide sheltered cover over the existing driveway. This driveway currently accommodates two vehicles, and the introduction of the car-port structure will not alter or reduce this parking provision. The new structure will be formed from timber elements, designed to integrate with the existing brick wall that separates the driveway from the garden. In addition, new slot drainage will be installed to manage rainwater run-off from the car port roof, directing it efficiently into the existing soakaway system.

LOCATION

The proposed layout has been shaped by the existing parking arrangement and hardstanding features. The car port provides cover for the two parking spaces as well as the existing storage sheds located at the rear of the driveway. Its footprint extends only as far as necessary to offer effective shelter for the parked vehicles and does not enclose the full extent of the driveway.

DESIGN STRATEGY & LAYOUT

The car-port structure has been designed to provide effective shelter to the driveway while remaining sensitive to its setting. As a street-facing addition, its low roof pitch preserves the existing hierarchy of the streetscape, ensuring the ridge sits below that of the Grey Shades bungalow and neighbouring properties along the causeway. A pitched roof has been selected over a flat alternative to maintain a more traditional appearance, with interlocking tiles proposed to match those used on the main dwelling.

The timber frame will tie into the existing brick boundary wall that separates the garden from the driveway, retaining the steel fencing currently fixed along its top. This approach keeps the scope of works minimal and avoids unnecessary alteration to the established site features. A new slot drain is proposed to manage roof run-off, directing water to the existing soakaway system.

As noted previously, the car port has been sized solely to provide cover for the two parking spaces and the rear storage sheds, without extending across the full length of the driveway. This ensures the scheme meets the client's requirements while remaining proportionate, considerate and non-intrusive.

MATERIALITY

MATERIAL PALETTE



INTERLOCKING TILES

WIENERBERGER, SANDTOFT, DOUBLE PANTILE ANTIQUE NO.2



TIMBER FRAME STRUCTURE



EXISTING MULTI BRICKS



EXISTING FENCING



EXISTING DRIVE PAVING



TIMBER CLADDING

APPENDIX

DRAWINGS

Existing	1187-01	A1	Grey Shades, Broadchalke
Proposal Option 4D	1187-05D	A1	Grey Shades, Broadchalke
Location Plan	1187-06	A1	Grey Shades, Broadchalke
Site Plan Existing and Proposed	1187-07	A1	Grey Shades, Broadchalke

WEBSITES

Wiltshire Council - Planning Applications	https://www.wiltshire.gov.uk/
National Library of Scotland	https://www.nls.uk/
Flood Map for Planning	https://flood-map-for-planning.service.gov.uk/
BHO - British History Online	https://www.british-history.ac.uk/

MAPPING CONSULTED

Ordnance Survey Maps
Google Earth, 3D view
National Library of Scotland Maps